Stony Bridge Wood

Devon

Situated within the leafy lanes of this peaceful part of Devonshire, Stony Bridge Wood is an ancient woodland featuring an impressive avenue of beech trees, an old quarry, and shared use of a communal area beside a stream.

Details

Price: £59,000 Freehold
Location: Dolton, Winkleigh, Devon
Size: About 3 ⅓ acres for sale
OS Landranger: OS No 180
Grid ref: SS 561 116
Nearest post code: EX19 8RG

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk

Description

Stony Bridge Wood sits in a quiet valley in a rural part of Devon, surrounded by rolling fields and woodland.

According to the Government's MAGIC habitat database, Stony Bridge Wood is classified as Ancient Woodland. This designation means the land has been continuously wooded since at least AD 1600. Such long-established woodland soils create ideal conditions for a rich ground flora, including ferns, while the woodland itself comprises a good mix of native broadleaved species. Ancient woodland is thought to make up less than 3% of England's woodland and is a precious habitat.

The woodland has a private access gate leading to a stoned parking area within an old quarry and also benefits from secondary access, where a small track leads into the upper part of Stony Bridge Wood. In addition, the woodland has the use of a small communal area beside a beautiful watercourse.

Stony Bridge Wood offers a rare opportunity to own part of our ancient natural heritage and is well suited to amenity, recreation, conservation, and small-scale woodland management.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

English oak is the dominant species, accompanied by a variety of others, including beech, ash, hazel, and holly.

The path leading from the quarry to the upper part of the woodland is lined with an impressive avenue of beech trees.

Wildlife

Along the northern boundary of the larger woodland is a stream, beside which is a communal area for the enjoyment of the owner of Stony Bridge Wood. The stream flows into the River Torridge and provides a route used by local otter populations.

The mix of tree species is enjoyed by a variety of woodland-dwelling birds, as well as mammals such as badgers, deer, and foxes.

Nearby is the Devon Wildlife Trust nature reserve, Halsdon.

Features

Marked on the 1904 Ordnance Survey map as an 'Old Quarry', the quarry at the entrance to Stony Bridge Wood has probably been used for many local projects over the past couple of centuries and may even have supplied the stone for Stony Bridge, located just down the road at Woolridge Cross.

The avenue of beech trees on the south-western edge of the woodland is probably well over 100 years old.

Access, tracks and footpaths

There is a private access gate and parking area at the entrance to Stony Bridge Wood. The owner also has the use of a second gate further north, where a forestry track leads to the central part of the woodland and the small communal area beside the stream.

Rights and covenants

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

A calm environment in which to escape, unwind, and reconnect with nature, Stony Bridge Wood is the perfect place to relax. Perhaps immerse yourself in the tranquillity of the woodland from the comfort of a hammock. Simply look for two sturdy trees with ample space between them and use tree huggers to protect the bark. Then sit back and embrace the natural surroundings from your snug woodland retreat.

Forest bathing is a form of relaxation that involves spending time in a woodland environment, quietly observing nature while breathing deeply. Stony Bridge Wood provides the perfect setting in which to enjoy this restorative experience.

Stony Bridge Wood is also ideally suited as a camping base from which to explore this stunning part of Devon.

Local area and history

Stony Bridge Wood is surrounded by an abundance of picturesque and historic places of interest. Within walking distance of the historic village of Dolton, you will find two pubs, a village shop, a butcher's deli, and the impressive Church of St Edmund

The woodland is situated just outside Dolton, a small village and civil parish in the Torridge district of Devon, located just north of

Winkleigh. Transport links are excellent, with the woodland lying just two miles west of the A3124, which connects with the A30 dual carriageway, providing access to Exeter to the east and Cornwall to the west.

James Ravilious, who lived in Dolton, is renowned for his iconic black-and-white photographs of rural Devon. He worked on the Beaford Archive, which began as a record of a threatened rural way of life and evolved into a 17-year project comprising more than 80,000 photographs.

The Rolling Stones drummer Charlie Watts lived nearby until his death in 2021.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- From Beaford (heading south) or Winkleigh (heading north), follow the A3124 to the junction at Dolton Beacon and turn towards Dolton onto the B3217 (Rectory Road).
- Follow this road into the village of Dolton and continue along Rectory Road, passing **B G Electricals** on your left. At the first fork, by the village green, look for the sign for **Fore Street** and bear right.
- Continue along Fore Street until you reach the Royal Oak pub. Follow the road around to the right, past the pub, and out of the village onto West Lane.
- Follow West Lane downhill for approximately one mile until you reach the bottom of the hill. You will see a **Woodlands for Sale** sign on your left, followed immediately by a gate. This gate provides access to the shared riverside area and the right of way leading to the upper part of the woodland.
- To view Stony Bridge Wood, continue past this gate for a further 200 metres until you reach the access gate to Stony Bridge Wood on your left, identified by a name sign. Please park carefully opposite, in the wider section of the road, leaving adequate space for passing traffic.
- You can walk through the pedestrian access beside the gate, then turn left and follow the path leading up through the woodland.

What3words to the main entrance: firmly.alley.voice

What3words to the shared entrance to access the track and area by stream: useful.birthdays.begins

Sat Nav / GPS note: The post code EX19 8RG is for the point shown on the location map by the red dot.

Boundaries:

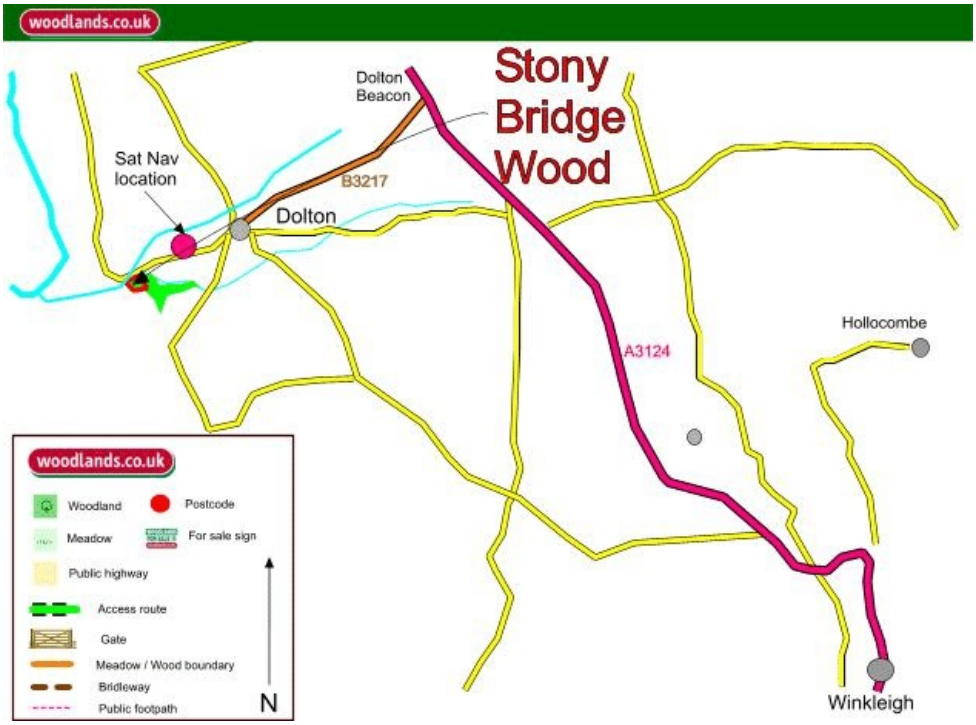
All boundaries are indicated with red markings on posts and trees.

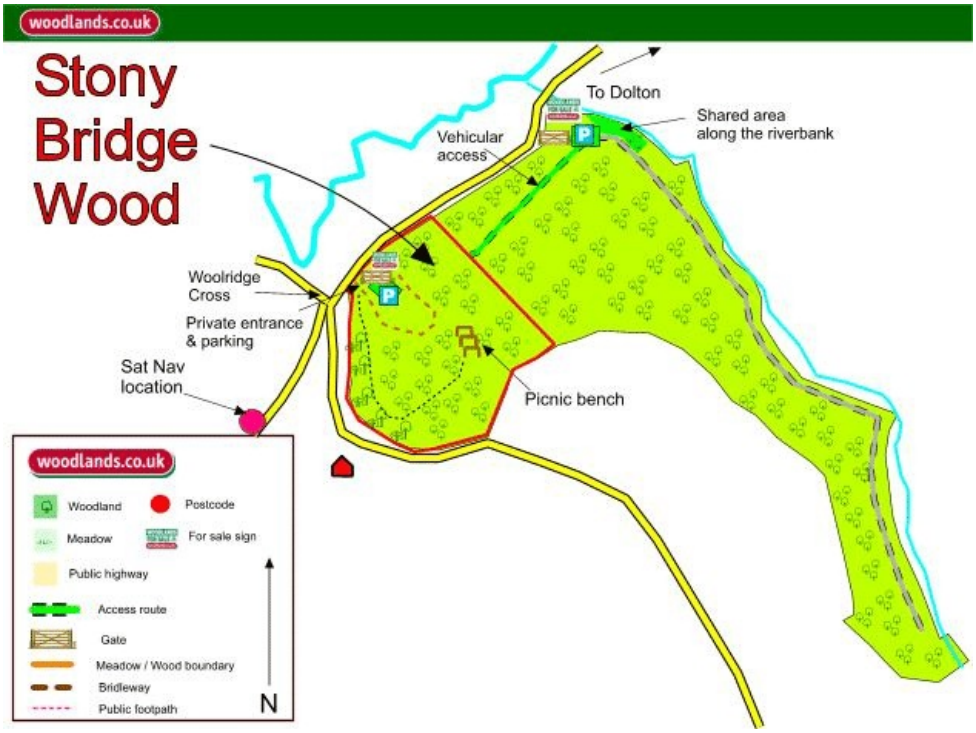
The northern eastern boundary is a line of fence posts.

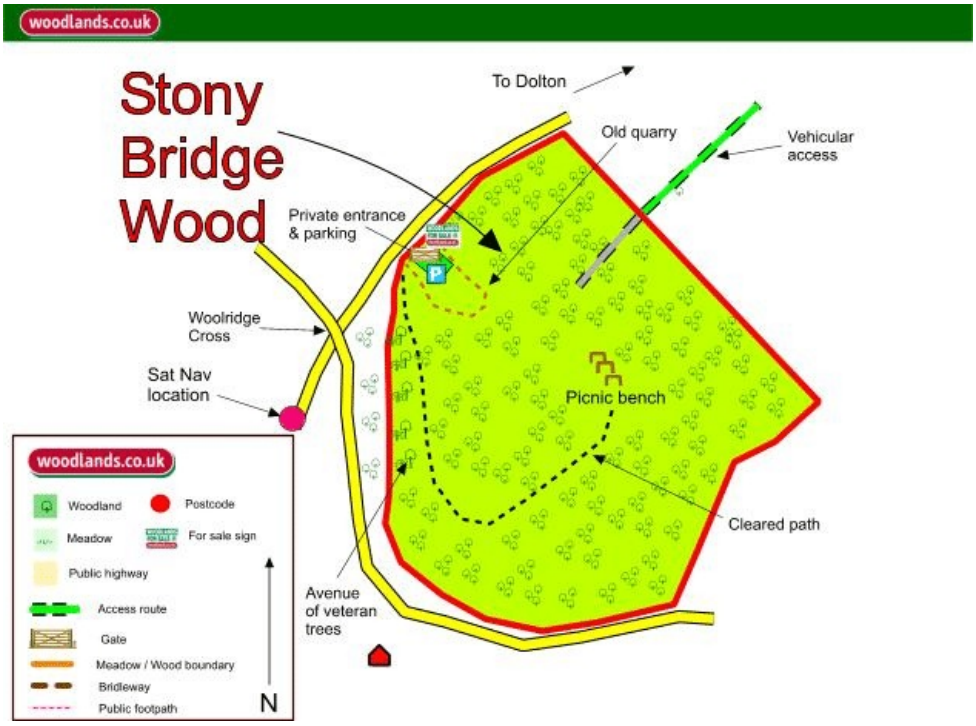
The eastern boundary is an along a quiet country road.

The southern boundary is an old wood bank set away from the road.

The western boundary is an old wood bank set away from the road.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.